

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | 17 | AMHERST ST, ARLINGTON |

OWNERSHIP

| | | | |
|-----------|--------------------------|-------|------------|
| Owner 1: | CASAZZA JOHN M & ROSEANN | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 17 AMHERST STREET | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02474 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|------------------------------|-------|--|
| Owner 1: | COLLINS KATHLEEN A/TRUSTEE - | | |
| Owner 2: | CASAZZA FAMILY TRUST - | | |
| Street 1: | 17 AMHERST STREET | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3092 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.11364 | Total SF/SM: | 4950 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | | Total: | 454.802 | Spl Credit | | Total: | 454.800 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|--------------------------------|----------------|------------|------------|-----------------|
| 104 | 4950,000 | 565,900 | 4,700 | 454,800 | 1,025,400 |
| | | | | | |
| | | | | | |
| Total Card | 0.114 | 565,900 | 4,700 | 454,800 | 1,025,400 |
| Total Parcel | 0.114 | 565,900 | 4,700 | 454,800 | 1,025,400 |
| Source: Market Adj Cost | Total Value per SQ unit /Card: | | | 331.63 | /Parcel: 331.63 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 104 | FV | 565,900 | 4700 | 4,950. | 454,800 | 1,025,400 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 539,300 | 4700 | 4,950. | 454,800 | 998,800 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 539,400 | 4700 | 4,950. | 454,800 | 998,900 | 998,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 410,600 | 4700 | 4,950. | 483,200 | 898,500 | 898,500 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 410,600 | 4700 | 4,950. | 352,500 | 767,800 | 767,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 384,200 | 4700 | 4,950. | 307,000 | 695,900 | 695,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 384,200 | 4700 | 4,950. | 261,500 | 650,400 | 650,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 341,000 | 4700 | 4,950. | 255,800 | 601,500 | 601,500 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|---|-----|-------|-------|
| COLLINS KATHLEE | 60608-414 | | 11/30/2012 | Convenience | | 1 | No | No | |
| CASAZZA JOHN M | 57039-129 | | 6/24/2011 | Convenience | | 1 | No | No | |
| COLLINS KATHLEE | 56965-579 | | 6/9/2011 | Convenience | | 1 | No | No | |
| CASAZZA JOHN M | 52070-143 | | 1/12/2009 | Family | | 1 | No | No | |
| COLLINS KATHLEE | 51992-495 | | 12/19/2008 | Family | | 1 | No | No | |
| CASAZZA JOHN M | 41312-264 | | 10/29/2003 | Family | | 1 | No | No | |
| WHITE AGNES B T | 41312-248 | | 10/29/2003 | Family | | 1 | No | No | |
| | 12854-254 | | 9/2/1975 | | | | No | No | N |

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 11/7/2018 | MEAS&NOTICE | HS | Hanne S |
| 1/9/2009 | Meas/Inspect | 345 | PATRIOT |
| 3/22/2000 | Inspected | 264 | PATRIOT |
| 2/29/2000 | Measured | 263 | PATRIOT |
| 11/1/1981 | | CS | |
| | | | |
| | | | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

VERIFICATION OF VISIT NOT DATA _____/_____/_____

| Spec Land | J Code | Fact | Use Value | Notes |
|-----------|--------|------|-----------|-------|
| | | | 454,800 | |
| | | | | |

| | | | |
|--------|--|--------|---------|
| credit | | Total: | 454,800 |
|--------|--|--------|---------|

2023

SED:

1,025,400 /

1,025,400

LUE:

1,025,400 /


1,025,400

SED:

1,025,400 /

1,025,400

| |
|-----------|
| User Acct |
| 26992 |
| GIS Ref |
| GIS Ref |
| Insp Date |
| 11/07/18 |
| !3320! |



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 26992



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 26992 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 3 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

AssessPro Patriot Properties, Inc